



JOINT ANTELOPE VALLEY AUTHORITY

Citizens' Committee Meeting

February 28, 2006

Meeting Began at: 1:00 p.m.

Board Members Present:

Glenn Johnson,

Citizen's Committee Members Present:

Delores Lintel, Beth Thacker, James Mastera, Mike Morosin,, Jim Christo, Robert Campbell, Ed Price

Citizen's Committee Members Absent:

Jim Cook, Pam Manske

Others Present:

Amy Cornelius-Jones, Bruce Sweney, Wayne Teten, Wynn Hjermstad, Lynn Johnson, JJ Yost

Order No. 06-01 -

Call Meeting to Order and Introduction -

Wynn Hjermstad started the meeting and asked everyone to introduce themselves.

Order No. 06-02 -

Update on the Status of the Triplets

Hjermstad reviewed the status of the Triplets with the committee. Marc Wullschleger has been over-seeing this process. The firm, Skyline Homes, was selected by the Selection Committee from the two RFP's submitted to move and rehabilitate the Triplets. They have been hired to move the Triplets, demolish the existing site, prepare the new location (15th and Claremont), rehabilitate the homes to bring up to current code, market and sell. The homes must be moved by the first of July. Wayne Teten indicated that there might be a conflict with the Big T project and the closing of 14th Street with the proposed route to move the houses. It may have to be done by May 7 if the current proposed route is to be used. Otherwise, a different route will need to be used. The hope is to move all three houses at the same time so that utilities and signals only have to be moved once.

Order No. 06-03 -

Update on Construction

Wayne Teten gave a progress report on the various projects currently going on.

Big T - The north leg is essentially done. The west leg has the surcharge out and the settlement is complete. They will be pouring the coping and could pave before the end of April.

Bridges - Basically waiting on warmer weather. The hope is to wait to do both bridges at once. Should be completed late April to early May.

South Leg - Progress on the wall on the east side is 40% done. West wall is about 25% done.

Landscaping- Landscaping (trees) that had not been done last fall will be completed this Spring. ('Y', Vine and Military)

P & Q St. Bridge - Letting is scheduled for July 26, 2006. The advertising will be the end of June.

Corps Project - Bid opening March 1 for the Channel Work between the railroad track and 'Y' Street. Most of the material is gone and the concrete mattresses need to be laid. The pedestrian bridge needs to be built and trails need to be paved. The west end of the Watson Building at UNL will need to be modified as well.

Northeast Park - Multi-purpose court to be completed this summer and ready this Fall.

MSE Walls - Big T - Scheduled to be stained after the first of April.

Order No. 06-04

Other Discussion

Wynn Hjermstad stated that almost all the units in Liberty Village (16 units) have been sold. A ribbon cutting ceremony will be scheduled soon. Ed Price requested to know how the name Liberty Village was chosen. Hjermstad will get him that information.

Glenn Johnson briefly talked about the President's budget and the funding for the channel for FY starting October 1, 2006. These funds will pick up 'Y' Street and continue through the Vine Street Bridge and as far south as Trago Park or as funds are available. Refinement of the cost estimates still needs to be done. Some of the costs associated with the retaining walls are shared with Public Works because of the Transportation aspect.

Beth Thacker asked about the status of Whittier. Hjermstad stated that the University has expressed a renewed interest in Whittier and the City has let the option to purchase Whittier expire.

Mike Morosin updated the committee on the status of his house move that is to be completed late Summer to early Fall. He requested to know the cost per traffic light because they might take a different route than was originally proposed. NeighborWorks Lincoln has found a lot near the Northeast Community Park.

The Citizen's Committee would like to schedule another tour of the Antelope Valley project area.

Order No. 06-05 -

Presentation of the East Downtown Park

Lynn Johnson and JJ Yost gave a Power Point Presentation - [copies of the slide presentation attached.] on the East Downtown Park Master Plan. The presentation covered the three block area from 'O' to 'R' Street and 21st to 22nd Streets. The attached copy of the presentation illustrates two slides per sheet and a brief description of each slide. In October 2005, a Community Advisory Committee, representing neighborhood associations, the University, and user groups in the area, was engaged to help refine and further develop the Downtown Park Master Plan. Now, prioritization and phasing of construction is being looked at. Yost stated that the Corps of Engineers will build the basic channel, which is the base flow waterway and the sloped banks all the way through this project area. The Corps will also build the 12 foot wide main commuter trail along the channel on the east side. Then there are some betterments that go beyond that. There is funding in the proposed CIP over the next several years to do trail connections up to the street along the east side, a walkway on the west side, some water features, some decorative paving and retaining walls and slides. Beyond that some of the more significant water features and the 21st Street streetscape will require fund-raising effort. The maintenance of the park is still being looked at. The numbers for the cost of this will need to be re-figured. Hjermstad stated that Terry Uland from NeighborWorks Lincoln is looking at purchasing lots as they come up for sale in the area of 'P' - 'R' and 23rd - 24th Streets. They are working on design standards for the area along the channel. Teten is also concerned about having some features that draw people in and the conflicts that might arise in this area during construction. Yost commented that another aspect is that when we go to build the basics that we have the infrastructure in place that supports the ultimate Master Plan (power requirements and tent tie downs).

Beth Thacker asked about the TIF area. Hjermstad indicated that it is possible to have multiple TIF areas within the same project area.

Jim Christo asked where the Downtown Master Plan stops. Hjermstad indicated that it stops at 17th Street.

Bob Campbell indicated that he was aware of interest in re-developing in the channel area. Hjermstad said to have them call her.

Delores Lintel suggested putting this presentation on Channel 5 TV. Lynn Johnson indicated that it was a good possibility and that they were also looking into running the tours again.

Teten indicated that everything between 'N' and 'O' on the south side between 21st and 22nd Streets will be demolished this summer. The north side of 'O' will be

cleared shortly after including the Triplets move prior to July. This area will definitely look like a corridor by the end of summer.

Beth Thacker voiced concern about development on the east side of 21st Street. Hjermstad said that by putting something there it creates more connectivity. There is also the idea of “eyes on the park” too (outdoor dining, etc.). Thacker asks if the City could control what goes into these areas. Hjermstad said that we could if the City owns the property and the redevelopment agreement states the restrictions. This is where the design standards come in.

Jim Christo suggested that leases on the buildings along the channel could be one way of funding the maintenance of the park area.

Robert Campbell made a motion to accept the proposed presentation as shown. Mike Morosin seconded. The committee voted and everyone present agreed to accept the proposal by 7 - 0. Beth Thacker will prepare a letter to present to the Board showing support of the Citizens' Committee.

Meeting adjourned at approximately 2:30 p.m.